

PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 7 March 2013

Present:

Councillor Russell Jackson (Chairman)
Councillor Richard Scoates (Vice-Chairman)
Councillors Kathy Bance MBE, Lydia Buttinger, Simon Fawthrop,
John Ince, Alexa Michael and Gordon Norrie

Also Present:

Councillors Mrs Anne Manning, Russell Mellor and
Catherine Rideout

29 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Peter Dean and Councillor John Ince attended as his substitute.

30 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

31 CONFIRMATION OF MINUTES OF MEETING HELD ON 10 JANUARY 2013

RESOLVED that the Minutes of the meeting held on 10 January 2013 be confirmed and signed as a correct record.

32 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

32.1 BROMLEY TOWN CONSERVATION AREA

(13/00089/FULL1) - Land Adjacent 48 East Street, Bromley.

Description of application - Retention of a shipping container for use as an occasional art gallery space.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions and informative set out in the report of the Deputy Chief Planner.

**32.2
CRAY VALLEY EAST**

(13/00134/FULL1) - St Pauls Cray CE Primary School, Buttermere Road, Orpington.

Description of application – Replacement 2.7m high chain link fencing fronting pedestrian footpath at Millwood Road.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions and informative set out in the report of the Deputy Chief Planner.

SECTION 2

(Applications meriting special consideration)

**32.3
DARWIN**

(12/03191/FULL1) - Silverstead, Silverstead Lane, Westerham.

Description of application - Demolition of annexe and outbuildings and erection of a single storey three bedroom detached dwelling and store outbuilding.

It was noted that on page 22 of the Deputy Chief Planner's report the last sentence of the second paragraph was amended to read, "On balance, it is considered that the proposal would not harm views from the nearby AONB and would not detract from its natural beauty."

Members having considered the report, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1. The proposal would, by virtue of its unacceptable size and design, have a seriously detrimental impact on the visual amenities of the area thereby contrary to Policies BE1, G1, G4 and NE11 of the Unitary Development Plan regarding development, alterations or conversions in the Green Belt and the Kent North Downs Area of Outstanding Natural Beauty.

**32.4
CHISLEHURST
CONSERVATION AREA**

(12/03306/RECON) - Silver Birches, Manor Park, Chislehurst.

Description of application - Variation of condition 10 of planning permission 12/01152 (granted for demolition of existing dwelling and erection of two storey 5 bedroom detached dwelling with detached sunken garage and associated landscaping) to vary restriction requiring first floor flank windows to be obscure glazed.

Oral representations in support of the application were

received at the meeting.

It was noted that on page 30 of the Deputy Chief Planner's report the first sentence should be amended to read, "As such it may be considered that ensuring these windows were obscure glazed was a key factor in the granting of planning permission for the application."

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Deputy Chief Planner.

**32.5
DARWIN**

**(12/03761/FULL6) - Poppyfield Cottage, 63
Cudham Lane North, Orpington.**

Description of application amended to read, "Single storey rear extension RETROSPECTIVE APPLICATION".

Members having considered the report, **RESOLVED** that **PERMISSION BE REFUSED**, as recommended, for the reason set out in the report of the Deputy Chief Planner. **IT WAS FURTHER RESOLVED** that **ENFORCEMENT ACTION BE AUTHORISED** to secure the removal of the unauthorised structure.

**32.6
BROMLEY COMMON AND
KESTON**

**(12/03815/FULL1) - Terrance House, 151 Hastings
Road, Bromley.**

Description of application – Proposed re-modelling of main front (west) elevation, re-landscaping of front forecourt and parking.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions out in the report of the Deputy Chief Planner.

**32.7
PENGE AND CATOR**

(12/03837/FULL2) - 57 High Street, Penge.

Description of application – Change of use from shop (Class A1) to restaurant/take-away (Class A3/A5) with ventilation ducting at rear.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions out in the report of the Deputy Chief Planner.

**32.8
FARNBOROUGH AND
CROFTON**

(12/03918/FULL6) - 5 Fieldside Close, Orpington.

Description of application – First floor side and rear extension over existing garage and ground floor infill extension.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Councillor Charles Joel, in support of the application were reported.

Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions out in the report of the Deputy Chief Planner.

**32.9
COPERS COPE**

(12/03940/FULL1) - 10 Copers Cope Road, Beckenham.

Description of application - Erection of single storey building to rear.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Russell Mellor, in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the reason set out in the report of the Deputy Chief Planner.

**32.10
BICKLEY
CONSERVATION AREA**

(12/03995/FULL1) - 12 Pines Road, Bickley.

Description of application – Demolition of existing two storey dwelling and construction of new three storey dwelling.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED**, as recommended, for the reasons set out in the report of the Deputy Chief Planner with a further reason to read:-

3. The proposal would, by reason of its minimal side space provision, constitute a cramped form of development, out of character with the street scene,

conducive to a retrograde lowering of the spatial standards to which the Conservation Area is at present developed and contrary to Policies H9 and BE11 of the Unitary Development Plan.

**32.11
BICKLEY
CONSERVATION AREA**

(12/03996/CAC) - 12 Pines Road, Bickley.

Description of application - Demolition of the existing dwelling
CONSERVATION AREA CONSENT.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Catherine Rideout, in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED**, as recommended, for the reason set out in the report of the Deputy Chief Planner.

SECTION 3

(Applications recommended for permission, approval or consent)

**32.12
ORPINGTON**

(12/03638/FULL6) - 22 Woodley Road, Orpington.

Description of application - Part one/two storey rear extension.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Deputy Chief Planner.

**32.13
BROMLEY TOWN**

(13/00028/FULL6) - 2 Beadon Road, Bromley.

Description of application – Single storey rear extension.

Members having considered the report, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions and informative set out in the report of the Deputy Chief Planner.

**32.14
HAYES AND CONEY HALL**

(13/00228/FULL1) - 53 Kechill Gardens, Hayes.

Description of application – Demolition of two storey extension and erection of two storey detached dwelling together with associated work to provide off street parking.

Oral representations in objection to and in support of the application were received. Oral representations from Ward Member, Councillor Mrs Anne Manning, in objection to the application were received at the meeting.

It was reported that further objections to the application had been received. A petition in support of the application signed by over fifty members of the public had also been received together with a letter from Agent. Comments from Environmental Health regarding pollution were reported.

Members were particularly concerned with the impact the proposed development would have on the character of the area and took into consideration the London Plan, the Local Plan and bore in mind the possible future of the Local Plan, and Councillor Mrs Anne Manning's local knowledge and her years of experience as representative for Hayes and Coney Hall Ward.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1. The proposal represents an overdevelopment of the site harmful to the spacious character of the surrounding area thereby contrary to Policy BE1 of the Unitary Development Plan and Policy 7.4 of the London Plan.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**32.15
CHISLEHURST
CONSERVATION AREA**

(12/03466/FULL1) - The Crest, Raggleswood, Chislehurst.

Description of application - Demolition of existing dwelling and erection of 2 detached two storey 4 bedroom dwellings with integral double garage.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the reasons set out in the report of the Deputy Chief Planner.

**32.16
CHISLEHURST
CONSERVATION AREA**

**(12/03467/CAC) - The Crest, Raggleswood,
Chislehurst.**

Description of application - Demolition of existing dwelling CONSERVATION AREA CONSENT.

Oral representations in support of the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the reason set out in the report of the Deputy Chief Planner.

The Meeting ended at 8.12 pm

Chairman